Kiln Yard Housing Co-op

Annual maintenance report 2026

Prepared by the maintenance committee for the general meeting on January 14, 2027.

1. Summary

This year the co-op spent $48,210 on maintenance, against a budget of $52,000. The largest items were the new main valve in building B, roof repairs on building C, and the repainting of all stairwells.

We closed 131 repair requests from residents. The average time from request to repair was 6.4 days, down from 9.1 days in 2025.

2. Buildings

Building A is in good condition. The windows on the north side will need new seals within two years.

Building B had three water leaks between August and October. All three came from the old main valve, which was replaced on December 2.

Building C had roof damage after the storm on March 8. A contractor replaced 40 square meters of roof felt and two gutters.

3. Spending by category

Category	Budget	Spent
Plumbing	12,000	14,350
Roofs and gutters	15,000	11,980
Painting	9,000	8,640
Electrical	6,000	4,210
Grounds	5,000	4,930
Other	5,000	4,100
Total	**52,000**	**48,210**

Plumbing went over budget because of the emergency valve repair. Roof spending was lower than planned because insurance paid for part of the storm repair.

4. Plans for 2027

The committee proposes a budget of $55,000 for 2027. The main projects are new window seals in building A, a survey of the drains under the car park, and LED lights in all hallways.

5. Thank you

Fourteen residents gave their time this year, from clearing gutters to painting the bike shed. Special thanks to the gardening group, who planted 60 bulbs along the front path.

6. Questions

Send questions about this report to maintenance@kilnyard.example before January 7, 2027, so that the committee can answer them at the meeting. Paper copies are at the office.

Approved by the maintenance committee on December 10, 2026.